



FREEHOLD

£159,950



44 COLLIERS FIELD, CINDERFORD, GL14 2SW

- LIVING ROOM
- SHOWER ROOM
- GARAGE

- KITCHEN
- TWO BEDROOMS
- PARKING FOR ONE MOTOR VEHICLE

www.kjtresidential.co.uk

44 COLLIERS FIELD, CINDERFORD, GL14 2SW

A WELL MAINTAINED TWO BEDROOM COACH HOUSE STYLE HOME. THE MARKET TOWN OF CINDERFORD OFFERS A RANGE OF AMENITIES TO INCLUDE SHOPS, POST OFFICE, SUPERMARKETS, BANKS, LIBRARY, HEALTH CENTRE, DENTIST, SPORTS AND LEISURE CENTRE, PRIMARY AND SECONDARY EDUCATION AND A BUS SERVICE TO GLOUCESTER WHICH IS APPROXIMATELY 14 MILES AWAY AND SURROUNDING AREAS.

ENTRANCE DOOR TO - :

HALL:

Tile floor, door through to garage, stairs leading to -

LIVING ROOM: 18' 7" x 12' 0" (5.66m x 3.65m),

Window to front, radiator, display fireplace, cupboard with gas fired boiler for central heating and domestic hot water.

INNER HALL: Off which is -

KITCHEN: 8' 8" x 8' 2" (2.64m x 2.49m),

Fitted at wall and base level providing ample worktop and storage space, 4 ring gas hob, oven, chimney extractor, single drainer 1 and a half stainless steel sink unit, tiled splashbacks, window to front.

SHOWER ROOM: Having shower cubicle, vanity wash hand basin, close coupled WC, tiling to floor, tiled splashbacks, skylight.



BEDROOM ONE: 12' 0" x 8' 8" (3.65m x 2.64m), Radiator, window to front, fitted wardrobes, bedside cabinets.

BEDROOM TWO: 9' 0" x 6' 0" (2.74m x 1.83m), Radiator, skylight, built in cupboard.

OUTSIDE: There is a GARAGE - 18'8 x 8' having power and light, cupboard and door to garden. There is a small ornamental area to the front elevation and parking for one vehicle. Side pedestrian access to rear gardens having large patio area with water feature, lawned areas, herbaceous borders.

SERVICES: All mains services are connected to the property. The heating system and services where applicable have not been tested.



AGENTS NOTE: This property currently has a tenant which may be of interest to potential investment buyers.



DIRECTIONS – From our Cinderford office proceed down over the triangle bearing left into Market Street and follow the road along taking your first right into Victoria Street. Follow the road down taking your next turning right into College Road. Follow the road down and take your next left into Somerset Road and follow the road down taking your first turning right where you will see the coach house in front of you (at the end of the paved courtyard).

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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